

Community Facilities District No. 2004-1 Annual Special Tax Report

Fiscal Year Ending June 30, 2020

William S. Hart Union High School District

2020 / 2021



KeyAnalytics



A division of California Financial Services

District Administration

William S. Hart Union High School District
21380 Centre Pointe Parkway
Santa Clarita, CA 91350

Fiscal Agent

Zions Bancorporation, National Association
550 South Hope Street, Suite 2875
Los Angeles, CA 90071
T. (213) 593-3152

Special Tax Administrator

KeyAnalytics
a division of California Financial Services
555 Corporate Drive, Suite 100
Ladera Ranch, CA 92694
T. (949) 282-1077

Special Assessment Questions
T. (877)575-0265
taxinfo@calschools.com

Bond Counsel

Atkinson, Andelson, Loya, Ruud & Romo
20 Pacifica, Suite 1100
Irvine, CA 92618

Table of Contents

Introduction	1
I. CFD Background	3
A. Location	3
B. Formation	3
C. Bonds	5
II. Fiscal Year 2019/2020 Annual Special Tax	6
A. Special Tax Levy	6
B. Annual Special Tax Collections and Delinquencies	7
III. Fund and Account Activity and Balances	8
A. Fiscal Agent Accounts	8
B. Sources and Uses of Funds	9
IV. Senate Bill 165	10
A. Authorized Facilities	10
B. Series 2005 Special Tax Bonds	12
C. Series 2015 Special Tax Refunding Bonds	13
D. Special Taxes	14
E. Pooled Special Tax Accounts	15
V. Minimum Annual Special Tax Requirement	17
A. Minimum Annual Special Tax Requirement	17
B. Administrative Expense Budget	18
VI. Special Tax Classification	20
A. Developed Property	20
VII. Fiscal Year 2020/2021 Special Tax Levy	21

Exhibit A – First Amended Rate and Method of Apportionment

Exhibit B – CFD Boundary Map

Exhibit C – Assessor’s Parcel Maps

Exhibit D – Series 2015 Special Tax Refunding Bonds Debt Service Schedule

Exhibit E – Delinquent Annual Special Tax Report

Exhibit F – Summary of Transactions for Fiscal Agent Accounts

Exhibit G – Annual Special Tax Roll for Fiscal Year 2020/2021

Introduction

Community Facilities District No. 2004-1 (“CFD No. 2004-1”) of the William S. Hart Union High School District (the “School District”) was formed pursuant to the terms and provisions of the “Mello-Roos Community Facilities Act of 1982”, as amended (the “Act”), being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California. CFD No. 2004-1 is authorized under the Act to finance certain facilities (the “Authorized Facilities”) as established at the time of formation.

This Annual Special Tax Report (the “Report”) summarizes certain general and administrative information and analyzes the financial obligations of CFD No. 2004-1 for the purpose of establishing the Annual Special Tax Levy for Fiscal Year 2020/2021. The Annual Special Tax Levy is calculated pursuant to the First Amended Rate and Method of Apportionment (the “RMA”) which is attached to this Report as Exhibit A.

All capitalized terms not defined herein are used as defined in the RMA, Fiscal Agent Agreement, dated February 1, 2015, by and between the School District and Zions Bancorporation, National Association acting as Fiscal Agent (the “Fiscal Agent”).

This Report is organized into the following Sections:

Section I – CFD Background

Section I provides background information relating to the formation of CFD No. 2004-1 and the long-term obligations issued to finance the Authorized Facilities.

Section II – Fiscal Year 2019/2020 Special Tax Levy

Section II provides information regarding the levy and collection of Special Taxes for Fiscal Year 2019/2020 and an accounting of the remaining collections.

Section III – Fund and Account Balances

Section III examines the financial activity within the funds and accounts associated with CFD No. 2004-1.

Section IV – Senate Bill 165

Section IV provides information required under Senate Bill 165 regarding the initial allocation of bond proceeds and the expenditure of the Annual Special Taxes and bond proceeds utilized to fund the Authorized Facilities of CFD No. 2004-1 for Fiscal Year 2019/2020.

Section V – Minimum Annual Special Tax Requirement

Section V calculates the Minimum Annual Special Tax Requirement based on the obligations of CFD No. 2004-1 for Fiscal Year 2020/2021.

Section VI – Special Tax Classification

Section VI provides updated information regarding the Special Tax classification of parcels within CFD No. 2004-1.

Section VII – Fiscal Year 2020/2021 Special Tax Levy

Section VII provides the Fiscal Year 2020/2021 Special Tax levy based on updated Special Tax classifications and the Minimum Annual Special Tax Requirement.

I. CFD Background

This Section provides background information regarding the formation of CFD No. 2004-1 and the 2015 Bonds issued to fund the Authorized Facilities.

A. Location

CFD No. 2004-1 is located within the unincorporated area of the County of Los Angeles (“County”) at the intersection of Avenida Rancho Tesoro and Stoney Creek Road. For reference, the boundary map of CFD No. 2004-1 is included as Exhibit B and the current Assessor’s Parcel maps are included as Exhibit C.

B. Formation

CFD No. 2004-1 was formed and established by the School District on October 20, 2004 under the Act, following a public hearing conducted by the Board of Education of the School District (the “Board”), as legislative body of CFD No. 2004-1, and a landowner election at which the qualified electors of CFD No. 2004-1 authorized CFD No. 2004-1 to incur bonded indebtedness in an amount not to exceed \$7,700,000 and approved the levy of Annual Special Taxes.

CFD No. 2004-1 was also formed in connection with a School Facilities Funding Agreement, dated July 21, 2004 (the “Mitigation Agreement”), by and between the School District and SCC Acquisitions, Inc. (the “Owner”). In addition, CFD No. 2004-1 may also finance facilities owned by County Sanitation District No. 32 (the “Water District”) of Los Angeles County (the “County”) for purposes of producing, reclaiming, improving, reusing, pumping, storing, and delivering local groundwater, in accordance with a Joint Community Facilities Agreement dated as of October 20, 2004, by and among the School District, the Owner and the Water District. CFD No. 2004-1 may also finance public facilities such as the acquisition and construction of a bridge, thoroughfare, and other transportation related facilities owned and operated by the County, in accordance with a Joint Community Facilities

Agreement dated as of October 20, 2004, by and among the School District, the Owner, and the County.

The table below provides information related to the formation of CFD No. 2004-1.

**Board Actions Related to
Formation of CFD No. 2004-1**

Resolution	Board Meeting Date	Resolution No.
Resolution of Intention	July 21, 2004	04/05-1
Resolution to Incur Bonded Indebtedness	July 21, 2004	04/05-2
Resolution of Formation	October 20, 2004	04/05-28
Resolution of Necessity	October 20, 2004	04/05-32
Resolution Calling Election	October 20, 2004	04/05-32
Ordinance Levying Special Taxes	November 3, 2004	04/05-1

A Notice of Special Tax Lien was recorded in the real property records of the County on October 25, 2004 on all property within CFD No. 2004-1 as Instrument No. 04-2749220.

C. Bonds

1. Series 2015 Special Tax Refunding Bonds

On February 24, 2015, the Series 2015 Special Tax Refunding Bonds of the William S. Hart Union High School District Community Facilities District No. 2004-1 (“2015 Bonds”) were issued in the amount of \$5,615,000. The 2015 Bonds were authorized and issued under and subject to the terms of the Fiscal Agent Agreement, dated February 1, 2015 (“FAA”), and the Act. The 2015 Bonds were issued to defease and refund the Series 2005 Special Tax Bonds (“2005 Bonds”) originally issued in the amount of \$5,690,000, fund a reserve fund for the 2015 Bonds, and pay the costs of issuing the 2015 Bonds. For more information regarding the use of the Bond proceeds and the Authorized Facilities constructed please see Section IV of this Report.

II. Fiscal Year 2019/2020 Annual Special Tax

Each Fiscal Year, CFD No. 2004-1 levies and collects Annual Special Taxes pursuant to the RMA in order to meet the obligation for that Fiscal Year. This Section provides a summary of the levy and collection of Annual Special Taxes in Fiscal Year 2019/2020.

A. Special Tax Levy

The Special Tax levy for Fiscal Year 2019/2020 is summarized by Special Tax classification in the table below.

Fiscal Year 2019/2020 Annual Special Tax Levy

Tax Class/Land Use	Sq Footage	Number of Units/Acres	Assigned Annual Special Tax Rate	Total Assigned Annual Special Taxes
Developed Property	1,600 Sq. Ft. or Less	60 Units	\$2,736.70 per Unit	\$164,202.00
Developed Property	1,601 Sq. Ft. to 1,800 Sq. Ft.	25 Units	\$2,803.40 per Unit	70,085.00
Developed Property	1,801 Sq. Ft. to 2,000 Sq. Ft.	57 Units	\$2,916.38 per Unit	166,233.66
Developed Property	Greater than 2,000 Sq. Ft.	24 Units	\$3,024.46 per Unit	72,587.04
Undeveloped Property	N/A	0.00 Acres	\$0.00 per Acre	0.00
Total		166 Units		\$473,107.70

B. Annual Special Tax Collections and Delinquencies

Delinquent Annual Special Taxes for CFD No. 2004-1, as of April 10, 2020, for Fiscal Year 2019/2020 is summarized in the table below. Based on the Foreclosure Covenant outlined in the FAA and the current delinquency rates, no parcel exceeds the foreclosure threshold. A detailed listing of the Fiscal Year 2019/2020 Delinquent Annual Special Taxes, based on the second installment collections and information regarding the Foreclosure Covenants is provided as Exhibit E.

CFD No. 2004-1 Annual Special Tax Collections and Delinquencies

Fiscal Year	Subject Fiscal Year				April 10, 2020		
	Aggregate Special Tax	Parcels Delinquent	Amount Collected	Amount Delinquent	Delinquency Rate	Remaining Amount Delinquent	Remaining Delinquency Rate
2014/2015	\$428,508.58	3	\$420,849.28	\$7,659.30	1.79%	\$0.00	0.00%
2015/2016	437,078.76	3	429,100.26	7,978.50	1.83%	0.00	0.00%
2016/2017	445,820.84	6	433,676.59	12,144.25	2.72%	0.00	0.00%
2017/2018	454,737.36	3	449,271.73	5,465.63	1.20%	0.00	0.00%
2018/2019	463,831.14	2	460,971.94	2,859.20	0.62%	0.00	0.00%
2019/2020 ^[1]	9.00	0	9.00	0.00	0.00%	0.00	0.00%

[1] Delinquency data as of April 10, 2020.

III. Fund and Account Activity and Balances

Special Taxes are collected by the County Tax Collector as part of the regular property tax bills. Once received by the County Tax Collector the Special Taxes are transferred to the School District where they are then deposited into the Special Tax Fund held with the Fiscal Agent. Special Taxes are periodically transferred to make debt service payments on the 2015 Bonds and pay other authorized costs. This Section summarizes the account activity and balances of the funds and accounts associated with CFD No. 2004-1.

A. Fiscal Agent Accounts

Funds and accounts associated with the 2015 Bonds are currently being held by the Fiscal Agent. These funds and accounts were established pursuant to the FAA.

The balances, as of June 30, 2020, of the funds, accounts and subaccounts by the Fiscal Agent are listed in the table below. Exhibit F contains a detailed listing of the transactions within these funds for Fiscal Year 2019/2020.

**Fund and Account Balances
as of June 30, 2020**

Account Name	Account Number	Balance
Administration Expense Fund	5122500I	\$76,125.95
Interest Account	5122500B	7.56
Principal Account	5122500C	34.73
Reserve Fund	5122500D	463,384.06
Residual Fund	5122500S	2.40
Special Tax Fund	5122500A	109,950.59
Total		\$649,505.29

B. Sources and Uses of Funds

The sources and uses of funds collected and expended by CFD No. 2004-1 are limited based on the restrictions as described within the FAA. The table below presents the sources and uses of all funds and accounts for CFD No. 2004-1 from July 1, 2019 through June 30, 2020. For a more detailed description of the sources and uses of funds please refer to Section 3 of the FAA.

Fiscal Year 2019/2020 Sources and Uses of Funds

Sources	
Bond Proceeds	\$0.00
Annual Special Tax Receipts	200,000.00
Investment Earnings	11,888.33
Total	\$211,888.33
Uses	
Interest Payments	(\$154,262.50)
Principal Payments	(185,000.00)
Authorized Facilities	0.00
Transfer to 2018 LRBs Custodial Account	(157,052.37)
Administrative Expenses	(11,700.00)
Total	(\$508,014.87)

IV. Senate Bill 165

Senate Bill 165, or the Local Agency Special Tax and Bond Accountability Act (“SB 165”), requires any local special tax/local bond measure subject to voter approval contain a statement indicating the specific purposes of the Special Tax, require that the proceeds of the Special Tax be applied to those purposes, require the creation of an account into which the proceeds shall be deposited, and require an annual report containing specified information concerning the use of the proceeds. SB 165 only applies to CFDs authorized on or after January 1, 2001 in accordance with Sections 50075.1 and 53410 of the California Government Code.

A. Authorized Facilities

Pursuant to the Mello-Roos Community Facilities Act of 1982, as Amended (“Act”), CFD No. 2004-1 can only be used to fund the “Authorized Facilities” as outlined at the time of formation. The following is an excerpt taken from the ROI to establish CFD No. 2004-1 which describes the Authorized Facilities.

The types of facilities (“CFD Facilities”) proposed to be planned for, designed, acquired, constructed, leased, expanded, improved, rehabilitated and financed by proposed Community Facilities District No. 2004-1 of the William S. Hart Union High School District (“Hart CFD No. 2004-1”) under the Mello Roos Community Facilities Act of 1982 (“Mello-Roos Act”) are, as follows:

“CFD Facilities” means any school facility with an estimated useful life of five (5) years or longer, including sites and site improvements (including landscaping, access roadways, drainage, sidewalks and gutters, utility lines, playground areas and equipment), classrooms, recreational facilities, on-site office space at a school, central support and administrative facilities, interim housing and transportation facilities needed by the William S. Hart Union High School District (“School District”) in order to serve the student population to be

generated as a result of development of the property within the Hart CFD No. 2004-1.

“CFD Facilities” may also include: (i) bridge and thoroughfare and other transportation related facilities (and fees therefore) to be owned and operated by the County of Los Angeles (“County”); (ii) facilities to be owned by a public entity (and fees therefore) for purposes of producing, reclaiming, improving, reusing, pumping, storing, and delivering local groundwater, State Water Project or other water, and/or wastewater; and (iii) facilities to be owned by any other public entity (and fees therefore) for other purposes as necessary to serve the property within Hart CFD No. 2004-1.

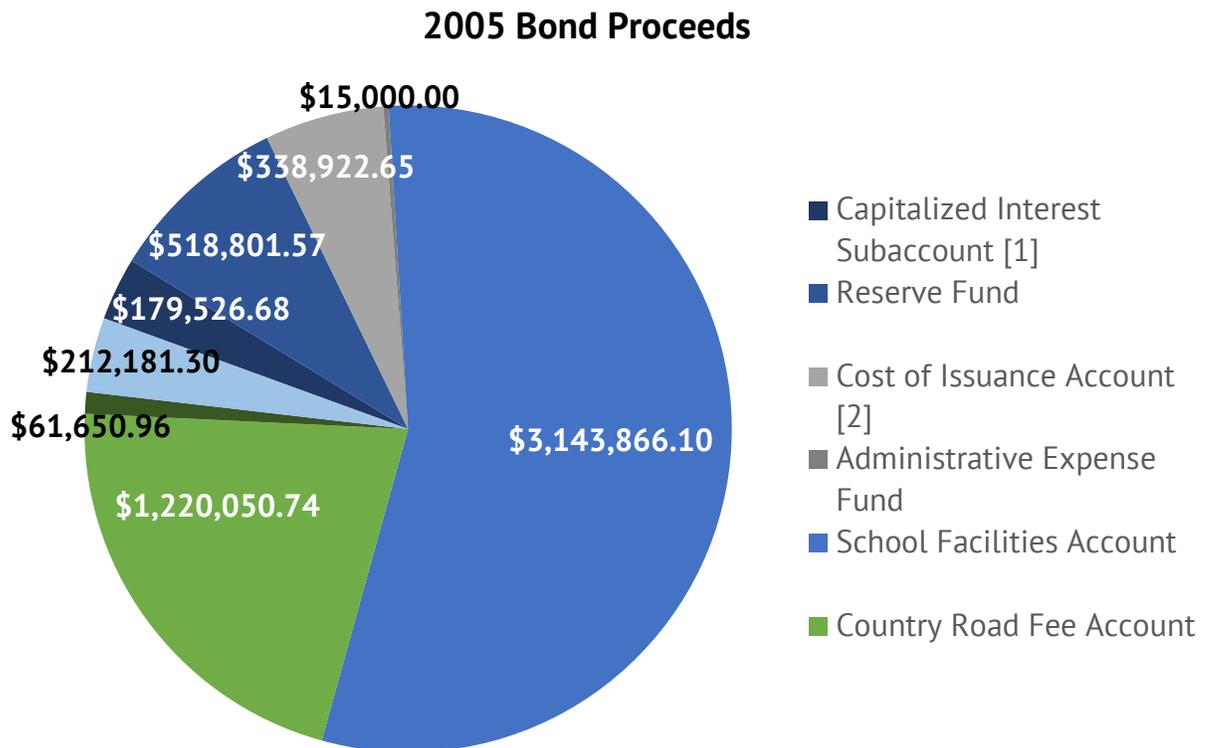
“CFD Facilities” may also include the attributable costs of engineering, design, planning, materials testing, coordination, construction staking and construction, together with the expenses related to issuance and sale of any “debt”, as defined in Section 53317(d) of the Mello-Roos Act, including underwriters’ discount, appraisals, market studies, reserve fund, capitalized interest, bond counsel, Special Tax consultant, bond and official statement printing, administrative expenses of the School District, the Hart CFD No.2004-1 and bond trustee or fiscal agent related to the Hart CFD No. 2004-1and any such debt and all other incidental expenses. The CFD Facilities shall be constructed, whether or not acquired in their completed states, pursuant to plans and specifications approved by County or any other governmental entity that will own and operate the same.

The CFD Facilities listed are representative of the types of improvements to be furnished by the Hart CFD No. 2004-1. Addition, deletion or modification of descriptions of CFD Facilities may be made consistent with the requirements of the School District, the Hart CFD No.2004-1, and the Mello-Roos Act.

B. Series 2005 Special Tax Bonds

1. Bond Proceeds

In accordance with the Fiscal Agent Agreement for the 2005 Bonds, the total bond proceeds of \$5,690,000 were deposited into the funds and accounts as shown in the graph below.



[1] Represents interest on the 2005 Bonds through September 1, 2005.

[2] This amount includes the Underwriter's Discount of \$142,250.00 and Original Issue Discount of \$20,672.65. The actual amount deposited into the Cost of Issuance Account was \$176,000.00.

2. Construction Funds and Accounts

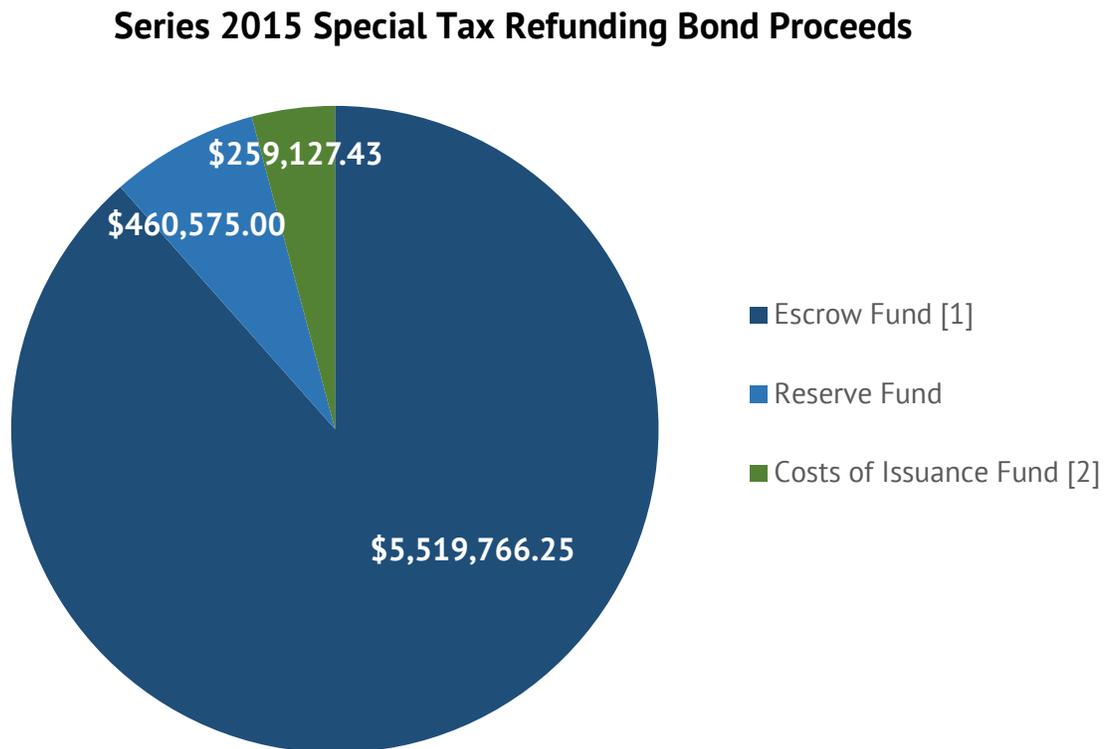
The construction funds generated for school facilities, water facilities and public facilities from the issuance of the 2005 Bonds were deposited into the School Facilities construction/acquisition accounts, respectively. As of June 1, 2018, the construction/acquisition accounts containing 2005 Bond proceeds were closed and all funds expended.

For an accounting of accruals and expenditures within these accounts, refer to the Administration Reports of CFD No. 2004-1 for prior years.

C. Series 2015 Special Tax Refunding Bonds

1. Bond Proceeds

In accordance with the FAA, the total bond proceeds of \$5,615,000, plus \$718,511.28 of funds related from the 2005 Bonds less the original issue discount of \$94,042.60 were deposited into the funds and accounts as shown in the graph below.



[1] Used to defease and refund the 2005 Bonds.

[2] This amount includes the Underwriter's discount of \$98,262.50 However, the actual amount deposited in the Cost of Issuance Fund was \$160,864.93.

D. Special Taxes

CFD No. 2004-1 has covenanted to levy the Annual Special Taxes in accordance with the RMA. The Annual Special Taxes collected can only be used for the purposes as outlined in the FAA. The table below presents a detailed accounting of the Annual Special Taxes collected and expended by CFD No. 2004-1 within the Special Tax Fund created under the FAA of the 2015 Bonds.

Special Tax Fund	
Balance as of February 24, 2015	
	\$0.00
Previously Accrued	1,873,380.07
Previously Expended	(1,687,153.88)
Balance as of May 1, 2019	
	\$186,226.19
Accruals	\$427,601.74
Special Tax Receipts	425,000.00
Investment Earnings	2,601.74
Expenditures	(\$503,877.34)
Transfer to Interest Account	(143,493.13)
Transfer to Principal Account	(184,970.37)
Transfer to Administrative Expense Fund	(20,591.79)
Transfer to Residual Fund	(154,822.05)
Balance as of June 30, 2020	
	\$109,950.59

Pursuant to the FAA, any remaining funds in the Special Tax Fund at the end of the Bond Year, which are not required to cure a delinquency in the payment of principal or interest on the 2015 Bonds, restore the Reserve Fund or pay current or pending Administrative Expenses shall be transferred to the Residual Fund. Funds within the Residual Fund may be used for Authorized Facilities of the School District. The table below presents a detailed accounting of accruals and expenditures within the Residual Fund through June 30, 2020.

Residual Fund

Balance as of February 24, 2015		\$0.00
Previously Accrued	445,413.39	
Previously Expended	(443,200.80)	
Balance as of May 1, 2019		\$2,212.59
Accruals		\$154,842.18
Transfer from Special Tax Fund	154,822.05	
Investment Earnings	20.13	
Expenditures		(\$157,052.37)
Transfer to 2018 LRBs Custodial Account	(157,052.37)	
Balance as of June 30, 2020		\$2.40

E. Pooled Special Tax Accounts

On October 18, 2018 the School District issued the Lease Revenue Bonds in the amount of \$21,795,000 (“2018 LRBs). The 2018 LRBs were issued to fund school facilities, provide support facilities, fund a reserve fund for the 2018 LRBs, pay the premium for a municipal bond insurance policy to secure the scheduled debt service payments of the 2018 LRBs, and pay the costs of issuing the 2018 LRBs. Special Taxes remaining after all obligations are contributed towards Lease Payments of the 2018 LRBs. Any Special Taxes remaining after the satisfaction of the annual Lease Payments of the 2018 LRBs will be used to fund authorized facilities of the participating CFDs. The table on the following page presents a detailed accounting of the remaining CFD Special Taxes collected and expended by the 2018 LRBs, through June 30, 2020.

2018 LRBs Custodial Account

Initial Bond Deposit		\$0.00
Previously Accrued	3,468,357.56	
Previously Expended	(2,081,989.45)	
Balance as of May 1, 2019		\$1,386,368.11
Accruals		\$1,532,039.14
Transfer from CFD No. 99-1 Residual Fund	29,783.69	
Transfer from CFD No. 2000-1 Residual Fund	126,253.89	
Transfer from CFD No. 2002-1 Residual Fund	281,860.43	
Transfer from CFD No. 2004-1 Residual Fund	157,052.37	
Transfer from CFD No. 2005-1 Residual Fund	568,977.64	
Transfer from CFD No. 2015-1 Surplus School	339,937.23	
Investment Earnings	28,173.89	
Expenditures		(\$946,262.50)
Transfer to the 2018 LRBs Revenue Fund	(943,762.50)	
Administrative Expenses	(2,500.00)	
Balance as of June 30, 2020		\$1,972,144.75

V. Minimum Annual Special Tax Requirement

This Section outlines the calculation of the Minimum Annual Special Tax Requirement of CFD No. 2004-1 based on the financial obligations for Fiscal Year 2020/2021.

A. Minimum Annual Special Tax Requirement

The Annual Special Taxes of CFD No. 2004-1 are calculated in accordance and pursuant to the RMA. Pursuant to the FAA, any amounts not required to pay Administrative Expenses and Debt Service on the 2015 Bonds may be used to purchase/construct the Authorized Facilities of CFD No. 2004-1. The table below shows the calculation of the Minimum Annual Special Tax Requirement for Fiscal Year 2020/2021.

Minimum Annual Special Tax Requirement for CFD No. 2004-1

Fiscal Year 2019/2020 Remaining Sources		\$372,612.15
Balance of Special Tax Fund	109,950.59	
Balance of Interest Account	7.56	
Balance of Principal Account	34.73	
Anticipated Special Taxes	262,619.27	
Fiscal Year 2019/2020 Remaining Obligations		(\$372,612.15)
September 1, 2020 Interest Payment	(76,206.25)	
September 1, 2020 Principal Payment	(190,000.00)	
Direct Construction of Authorized Facilities	(106,405.90)	
Fiscal Year 2019/2020 Surplus (Reserve Fund Draw)		\$0.00
Fiscal Year 2020/2021 Obligations		(\$482,568.64)
Administrative Expense Budget	(20,591.79)	
Anticipated Special Tax Delinquencies ^[1]	(10,698.17)	
March 1, 2021 Interest Payment	(74,306.25)	
September 1, 2021 Interest Payment	(74,306.25)	
September 1, 2021 Principal Payment	(205,000.00)	
Direct Construction of Authorized Facilities	(97,666.18)	
Fiscal Year 2020/2021 Minimum Annual Special Tax Requirement		\$482,568.64
[1] Assumes the Year End Fiscal Year 2019/2020 delinquency rate of 0.87%.		

B. Administrative Expense Budget

Each year a portion of the Annual Special Tax levy is used to pay for the administrative expenses incurred by the School District to levy the Annual Special Tax and administer the debt issued to financed Authorized Facilities. The estimated Fiscal Year 2020/2021 Administrative Expenses are shown in the table on the following page.

**Fiscal Year 2020/2021 Budgeted
Administrative Expenses**

Administrative Expense	Budget
District Staff and Expenses	\$3,800.29
Consultant/Trustee Expenses	11,700.00
County Tax Collection Fees	91.50
Contingency for Legal	5,000.00
Total Expenses	\$20,591.79

VI. Special Tax Classification

Each Fiscal Year, parcels within CFD No. 2004-1 are assigned an Annual Special Tax classification based on the parameters outlined in the RMA. This Section outlines how parcels are classified and the amount of Taxable Property within CFD No. 2004-1.

A. Developed Property

Pursuant to the RMA, a parcel is considered to be classified as Developed Property once a Building Permit is issued on or prior to May 1 of the prior Fiscal Year provided that such Assessor's Parcel were created on or before January 1 of the prior Fiscal Year and that each Assessor's Parcel is associated with a Lot.

As of Fiscal Year 2006/2007, Building Permits have been issued for 166 Units within CFD No. 2004-1. According to the County Assessor, all property zoned for residential development within CFD No. 2004-1 has been built and completed. The table below summarizes the Special Tax classification for the Units and the year classified as developed within CFD No. 2004-1.

**Fiscal Year 2020/2021
Special Tax Classification**

Initial Tax Year	Land Use	Number of Units
2005/2006	Developed Property	98
2006/2007	Developed Property	68
Total		166

VII. Fiscal Year 2020/2021 Special Tax Levy

Each Fiscal Year, the Special Tax is levied up to the Maximum Annual Special Tax Rate, as determined by the provisions of the RMA, in the amount needed to satisfy the Minimum Annual Special Tax Requirement.

Based on the Minimum Annual Special Tax Requirement listed in Section V, CFD No. 2004-1 will levy at the Assigned Annual Special Tax rate allowable for each parcel classified as Developed Property. The special tax roll, containing a listing of each parcel’s Assigned Special Tax and Maximum Annual Special Tax, calculated pursuant to the RMA, can be found attached as Exhibit G.

A summary of the Annual Special Tax levy for Fiscal Year 2020/2021 by Special Tax classification as determined by the RMA for CFD No. 2004-1 can be found on the table below.

Fiscal Year 2020/2021 Annual Special Tax Levy

Tax Class/Land Use	Sq Footage	Number of Units/Acres	Assigned Annual Special Tax Rate	Total Assigned Annual Special Taxes
Developed Property	1,600 Sq. Ft. or Less	60 Units	\$2,791.42 per Unit	\$167,485.20
Developed Property	1,601 Sq. Ft. to 1,800 Sq. Ft.	25 Units	\$2,859.46 per Unit	71,486.50
Developed Property	1,801 Sq. Ft. to 2,000 Sq. Ft.	57 Units	\$2,974.70 per Unit	169,557.90
Developed Property	Greater than 2,000 Sq. Ft.	24 Units	\$3,084.96 per Unit	74,039.04
Undeveloped Property	NA	0.00 Acres	\$0.00 per Acre	0.00
Total		166 Units		\$482,568.64

o:\unregulated\william s hart uhds\developer revenue\cfd admin\cfd no. 2004-1\fy2021\ws hart uhds_cfd2004-1_fy20202021_specialtaxreport_d2.docx

Exhibit A

First Amended Rate and Method of Apportionment

**FIRST AMENDED RATE AND METHOD OF APPORTIONMENT FOR
COMMUNITY FACILITIES DISTRICT NO. 2004-1
OF WILLIAM S. HART UNION HIGH SCHOOL DISTRICT**

The following sets forth the Rate and Method of Apportionment for the levy and collection of a Special Tax in Community Facilities District No. 2004-1 of the William S. Hart Union High School District ("CFD No. 2004-1"). An Annual Special Tax shall be levied on and collected by CFD No. 2004-1 each Fiscal Year, in an amount determined through the application of the Rate and Method of Apportionment described below. All of the real property of CFD No. 2004-1, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided.

**SECTION A
DEFINITIONS**

The terms hereinafter set forth have the following meanings:

"Acreage" or "Acres" the number of acres of land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the Board may rely on the land area shown on the applicable final map, parcel map, condominium plan, or other recorded County parcel map recorded with the County.

"Act" means the Mello-Roos Communities Facilities Act of 1982 as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means any ordinary expenses of the School District or CFD No. 2004-1 related to the administration of CFD No. 2004-1.

"Annual Special Tax" means the Special Tax actually levied in any Fiscal Year on any Assessor's Parcel.

"Assessor's Parcel" means a lot or parcel of land designated on an Assessor's Parcel Map with an assigned Assessor's Parcel Number within the boundaries of CFD No. 2004-1.

"Assessor's Parcel Map" means an official map of the Assessor of the County designating parcels by Assessor's Parcel Number.

"Assessor's Parcel Number" or "APN" means that number assigned to an Assessor's Parcel by the County for purposes of identification.

"Assigned Annual Special Tax" means the Special Tax of that name described in Section D.

"Backup Annual Special Tax" means the Special Tax of that name described in Section E.

"Board" means the Governing Board of the School District or its designee as the legislative body of CFD No. 2004-1.

"Bonds" means any obligation to repay a sum of money, including obligations in the form of bonds, notes, certificates of participation, long-term leases, loans from government agencies, or loans from banks, other financial institutions, private businesses, or individuals, or long-term contracts, or any refunding thereof, which obligation may be incurred by CFD No. 2004-1 or the School District.

"Bond Index" means the national Bond Buyer Revenue Index, commonly referenced as the 25-Bond Revenue Index. In the event the Bond Index ceases to be published, the index used shall be based on a comparable index for revenue bonds maturing in 30 years with an average rating equivalent to Moody's A1 and S&P's A-plus, as reasonable determined by the Board.

"Building Permit" means a permit for the construction of one or more Units. For purposes of this definition, "Building Permit" shall not include permits for construction or installation of commercial/industrial structures, parking structures, retaining walls, utility improvements, or other such improvements not intended for human habitation.

"Building Square Footage" or "BSF" means the square footage of internal living space of a Unit, exclusive of garages or other structures not used as living space, as set forth in the Building Permit application for such Unit or other applicable records of the County.

"Calendar Year" means the period commencing January 1 of any year and ending the following December 31.

"County" means the County of Los Angeles

"Developed Property" means all Assessor's Parcels of Taxable Property for which Building Permits were issued on or before May 1 of the prior Fiscal Year, provided that such Assessor's Parcels were created on or before January 1 of the prior Fiscal Year and that each such Assessor's Parcel is associated with a Lot, as reasonably determined by the Board.

"Exempt Property" means all Assessor's Parcels designated as being exempt from Special Taxes in Section K.

"Final Map" means a final tract map, parcel map, lot line adjustment, or functionally equivalent map or instrument that creates building sites, recorded in the County Office of the Recorder.

"Fiscal Year" means the period commencing on July 1 of any year and ending the following June 30.

"Lot" means an individual legal lot created by a Final Map for which a Building Permit could be issued.

"Maximum Annual Special Tax" means the maximum Special Tax, determined in accordance with Section C, that can be levied by CFD No. 2004-1 in any Fiscal Year on any Assessor's Parcel.

"Minimum Annual Special Tax Requirement" means the amount required in any Fiscal Year to pay: (i) the debt service or the periodic costs due in such Fiscal Year on all outstanding Bonds, (ii) Administrative Expenses of CFD No. 2004-1, (iii) the costs associated with the release of funds from an escrow account, and (iv) any amount required to establish or replenish any reserve funds established in association with the Bonds, less (v) any amount available to pay debt service or other periodic costs pursuant to any applicable bond indenture, fiscal agent agreement, or trust agreement.

"Minimum Taxable Acreage" means the applicable Acreage listed in Table 2 set forth in Section K.

"Partial Prepayment Amount" means the amount required to prepay a portion of the Annual Special Tax obligation for an Assessor's Parcel, as described in Section I.

"Prepayment Administrative Fees" means the fees and expenses associated with the prepayment, including the costs of computation of the Prepayment Amount, costs of redeeming Bonds, and costs of recording any notices to evidence the prepayment and redemption of Bonds.

"Prepayment Amount" means the amount required to prepay the Annual Special Tax obligation in full for an Assessor's Parcel, as described in Section H.

"Present Value of Taxes" means the present value of the Maximum Annual Special Tax applicable to such Assessor's Parcel in the current Fiscal Year not yet received by the District for CFD No 2004-1, plus the Maximum Annual Special Tax applicable to such Assessor's Parcel in each remaining Fiscal Year until the termination date specified in Section J, using as the discount rate (i) if Bonds have been issued, the Yield On The Bonds or (ii) if Bonds have not been issued, the most recently published Bond Index.

"Proportionately" means that the ratio of the actual Annual Special Tax levy to the applicable Special Tax is equal for all applicable Assessor's Parcels.

"Reserve Fund Credit" means, for each owner of an Assessor's Parcel wishing to prepay the Annual Special Tax obligation of such Assessor's Parcel, an amount equal to the reduction in the reserve requirement for the outstanding Bonds resulting from the redemption of Bonds with the applicable prepaid Special Taxes. In the event that a surety bond or other credit instrument satisfies the reserve requirement or the reserve requirement is under-funded at the time of the prepayment, no Reserve Credit shall be given.

"School District" means William S. Hart Union High School District.

"Special Tax" means any of the special taxes authorized to be levied by CFD No. 2004-1 pursuant to the Act.

"Taxable Property" means all Assessor's Parcels which are not Exempt Property.

"Undeveloped Property" means all Assessor's Parcels of Taxable Property which are not Developed Property.

"Unit" means each separate residential dwelling unit which comprises an independent facility

capable of conveyance separate from adjacent residential dwelling units.

" **Yield On The Bonds**" means the arbitrage yield for the last series of Bonds issued.

**SECTION B
CLASSIFICATION OF ASSESSOR'S PARCELS**

For each Fiscal Year, beginning with Fiscal Year 2004-05, each Assessor's Parcel within CFD No. 2004-1 shall be classified as Taxable Property or Exempt Property. Furthermore, each Assessor's Parcel of Taxable Property shall be classified as Developed Property or Undeveloped Property. Each Assessor's Parcel of Developed Property shall be further classified based on the Building Square Footage of the Unit. The classification of Taxable Property shall not fall below the Minimum Taxable Acreage depicted in Table 2.

**SECTION C
MAXIMUM ANNUAL SPECIAL TAXES**

1. Developed Property

The Maximum Annual Special Tax for each Assessor's Parcel classified as Developed Property for any Fiscal Year shall be the greater of (i) the application of the Assigned Annual Special Tax or (ii) the application of the Backup Annual Special Tax.

2. Undeveloped Property

The Maximum Annual Special Tax for each Assessor's Parcel classified as Undeveloped Property for any Fiscal Year shall be the amount determined by the application of the Assigned Annual Special Tax.

**SECTION D
ASSIGNED ANNUAL SPECIAL TAXES**

1. Developed Property

The Assigned Annual Special Tax applicable to an Assessor's Parcel of Developed Property in Fiscal Year 2004-05 shall be the amount determined by reference to Table 1.

TABLE 1

**ASSIGNED ANNUAL SPECIAL TAX FOR
DEVELOPED PROPERTY FOR
FISCAL YEAR 2004-05**

Building Square Footage	Assigned Annual Special Tax
≤1,600	\$2,033.41 per Unit
1,601-1,800	\$2,082.97 per Unit
1,801-2,000	\$2,166.92 per Unit
>2,000	\$2,247.23 per Unit

For each Fiscal Year, commencing with Fiscal Year 2005-06, the Assigned Annual Special Tax for all Developed Property shall be increased by two percent (2.00%) of the amount in effect the prior Fiscal Year.

2. Undeveloped Property

The Assigned Annual Special Tax for an Assessor's Parcel of Undeveloped Property for Fiscal Year 2004-05 shall be \$26,780.00 per acre. For each Fiscal Year, commencing with Fiscal Year 2005-06, the Assigned Annual Special Tax for all Undeveloped Property shall be increased by two percent (2.00%) of the amount in effect in the prior Fiscal Year

**SECTION E
BACKUP ANNUAL SPECIAL TAXES**

Each Fiscal Year, each Assessor's Parcel of Developed Property shall be subject to a Backup Annual Special Tax. The Backup Annual Special Tax rate in any Fiscal Year for Developed Property within a Final Map shall be the rate per Lot calculated according to the following formula:

$$B = \frac{U \times A}{L}$$

The terms above have the following meanings:

- B = Backup Annual Special Tax per Lot in each Fiscal Year
- U = Assigned Annual Special Tax per acre of Acreage for Undeveloped Property
- A = Acreage of Taxable Property in such Final Map, as determined by the Board pursuant to Section K
- L = Lots at the time the Final Map is first recorded

Notwithstanding the foregoing, if all or any portion of the Final Map(s) described in the preceding paragraph is subsequently changed or modified, then the Backup Annual Special Tax for each Assessor's Parcel of Developed Property in such Final Map area that is changed or modified shall be a rate per square foot of Acreage calculated as follows:

1. Determine the total Backup Annual Special Taxes anticipated to apply to the changed or modified area of the Final Map prior to the change or modification.
2. The result of paragraph 1 above shall be divided by the Acreage of Taxable Property which is ultimately expected to exist in such changed or modified area of the Final Map, as reasonably determined by the Board.
3. The result of paragraph 2 above shall be divided by 43,560. The result is the Backup Annual Special Tax per square foot of Acreage which shall be applicable to Assessor's Parcels of Developed Property in such changed or modified area of the Final Map for all remaining Fiscal Years in which the Special Tax may be levied. The Backup Annual Special Tax for an Assessor's Parcel of Developed Property in a Final Map that is not changed or modified shall not be recalculated.

**SECTION F
EXCESS ASSIGNED ANNUAL SPECIAL TAX FROM
DEVELOPED PROPERTY**

In any Fiscal Year, when proceeds of Assigned Annual Special Tax for Developed Property are greater than the Minimum Annual Special Tax Requirement then such amount shall be paid to the School District. The proceeds shall be used for acquisition, construction or financing school facilities in accordance with the Act and other applicable law as determined by the School District.

**SECTION G
METHOD OF APPORTIONMENT OF THE ANNUAL SPECIAL TAX**

Commencing Fiscal Year 2004-05, and for each subsequent Fiscal Year, the Board shall levy Annual Special Tax is as follows:

- Step One: The Board shall levy an Annual Special Tax on each Assessor's Parcel of Developed Property in an amount equal to the Assigned Annual Special Tax applicable to each such Assessor's Parcel.
- Step Two: If the sum of the amounts collected in step one is insufficient to satisfy the Minimum Annual Special Tax Requirement, then the Board shall Proportionately levy an Annual Special Tax on each Assessor's Parcel of Undeveloped Property up to the Assigned Annual Special Tax applicable to each such Assessor's Parcel to satisfy the Minimum Annual Special Tax Requirement.
- Step Three: If the sum of the amounts collected in steps one and two is insufficient to satisfy the Minimum Annual Special Tax Requirement, then the Board shall Proportionately levy an Annual Special Tax on each Assessor's Parcel of Developed Property up to

the Maximum Annual Special Tax applicable to each such Assessor's Parcel to satisfy the Minimum Annual Special Tax Requirement.

SECTION H PREPAYMENT OF ANNUAL SPECIAL TAXES

The Annual Special Tax obligation of an Assessor's Parcel of Developed Property or an Assessor's Parcel of Undeveloped Property for which a Building Permit has been issued may be prepaid, provided that there are no delinquent Special Taxes, penalties, or interest charges outstanding with respect to such Assessor's Parcel at the time the Annual Special Tax obligation would be prepaid. An owner of an Assessor's Parcel intending to prepay the Annual Special Tax obligation shall provide CFD No. 2004-1 with written notice of intent to prepay. Within thirty (30) days of receipt of such written notice, the Board shall reasonably determine the prepayment amount of such Assessor's Parcel and shall notify such owner of such Prepayment Amount. The Prepayment Amount shall be calculated according to the following formula:

$$P = PVT - RFC + PAF$$

The terms above have the following meanings:

P	=	Prepayment Amount
PVT	=	Present Value of Taxes
RFC	=	Reserve Fund Credit for applicable Bonds
PAF	=	Prepayment Administrative Fees

Notwithstanding the foregoing, no prepayment will be allowed unless the amount of Annual Special Taxes that may be levied on Taxable Property, net of Administrative Expenses, shall be at least 1.1 times the regularly scheduled annual interest and principal payments on all currently outstanding applicable Bonds in each future Fiscal Year and such prepayment will not impair the security of all currently outstanding Bonds, as reasonably determined by the Board. Such determination shall include identifying all Assessor's Parcels that are expected to become Exempt Property.

SECTION I PARTIAL PREPAYMENT OF ANNUAL SPECIAL TAXES

The Annual Special Tax obligation of an Assessor's Parcel may be partially prepaid at the times and under the conditions set forth in this section, provided that there are no delinquent Special Taxes, penalties, or interest charges outstanding with respect to such Assessor's Parcel at the time the Annual Special Tax obligation would be prepaid.

1. Partial Prepayment Times and Conditions

Prior to the issuance of the first Building Permit for the construction of a Unit on a Lot within a Final Map, the owner of no less than all the Taxable Property within such Final Map may elect in writing to the Board to prepay a portion of the Annual Special Tax obligations for all the Assessor's Parcels within such Final Map, as calculated in Section I.2. below. The partial prepayment of each Annual Special Tax obligation shall be collected prior to the issuance of the first Building Permit with respect to each Assessor's Parcel.

2. Partial Prepayment Amount

The Partial Prepayment Amount shall be calculated according to the following formula:

$$PP = P_G \times F$$

The terms above have the following meanings:

- PP = the Partial Prepayment Amount
- P_G = the Prepayment Amount for the Assessor's Parcels to be prepaid calculated according to Section H
- F = the percent by which the owner of the Assessor's Parcel is partially prepaying the Annual Special Tax obligation

3. Partial Prepayment Procedures and Limitations

With respect to any Assessor's Parcel that is partially prepaid, the Board shall indicate in the records of CFD No. 2004-1 that there has been a partial prepayment of the Annual Special Tax obligation and shall cause a suitable notice to be recorded in compliance with the Act to indicate the partial prepayment of the Annual Special Tax obligation and the partial release of the Annual Special Tax lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay such prepaid portion of the Annual Special Tax shall cease.

Notwithstanding the foregoing, no partial prepayment will be allowed unless the amount of Annual Special Taxes that may be levied on Taxable Property after such partial prepayment, net of Administrative Expenses, shall be at least 1.1 times the regularly scheduled annual interest and principal payments on all currently outstanding applicable Bonds in each future Fiscal Year.

**SECTION J
TERMINATION OF SPECIAL TAX**

Annual Special Taxes shall be levied, commencing Fiscal Year 2004-05 and until the end of thirty-five (35) Fiscal Years after the last series of Bonds have been issued, provided that Annual Special Taxes shall not be levied after Fiscal Year 2049-50.

**SECTION K
EXEMPTIONS**

The Board shall classify as Exempt Property (i) Assessor's Parcels owned by the State of California, Federal or other local governments, (ii) Assessor's Parcels which are used as places of worship and are exempt from *ad valorem* property taxes because they are owned by a religious organization, (iii) Assessor's Parcels used exclusively by a homeowners' association, (iv) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement, (v) Assessor's Parcels developed or expected to be developed exclusively for non-residential use, including any use directly servicing any non-residential property, such as parking, as reasonably determined by the Board, and (vi) any other Assessor's Parcels at the reasonable discretion of the Board, provided that no such classification would reduce the sum of all Taxable Property to less than the Minimum Taxable Acres of Acreage in CFD No.

2004-1. Notwithstanding the above, the Board shall not classify an Assessor's Parcel as Exempt Property if such classification would reduce the sum of all Taxable Property to less than the Minimum Taxable Acreage of CFD No. 2004-1. Assessor's Parcels which cannot be classified as Exempt Property because such classification would reduce the Acreage of all Taxable Property to less than Minimum Taxable Acreage in CFD No. 2004-1 will continue to be classified as Developed Property or Undeveloped Property, as applicable, and will continue to be subject to Special Taxes accordingly.

TABLE 2

MINIMUM TAXABLE ACREAGE

Minimum Taxable Acres of Acreage
13.69 Acres

**SECTION L
CLAIMS**

Any property owner claiming that the amount or application of the Special Tax is not correct may file a written notice of appeal with the Board not later than twelve months after having paid the first installment of the Special Tax that is disputed. In order to be considered sufficient, any claim of appeal must: (i) specifically identify the property by address and Assessor's Parcel Number; (ii) state the amount in dispute and whether it is the whole amount or any a portion of the Special Tax; (iii) state all grounds on which the property owner is disputing the amount or application of the Special Tax, including a reasonably detailed explanation as to why the amount or application of such Special Tax is incorrect; (iv) include all documentation, if any, in support of the claim; and (v) be verified under penalty of perjury by the person who paid the Special Tax or his or her guardian, executor or administrator. A representative(s) of CFD No. 2004-1 ("Representative") shall promptly review the claim, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Special Tax, and rule on the claim. The decisions of the Representative(s) shall be final and binding. If the Representative's decision requires that the Special Tax for an Assessor's Parcel be modified or changed in favor of the property owner, a cash refund shall not be made (except for the last year of levy), but an adjustment shall be made to the Annual Special Tax on that Assessor's Parcel in the subsequent Fiscal Year(s) as the representative's decisions shall indicate.

**SECTION M
MANNER OF COLLECTION**

The Annual Special Tax shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes, provided, however, that CFD No. 2004-1 may collect Annual Special Taxes at a different time or in a different manner if necessary to meet its financial obligations.

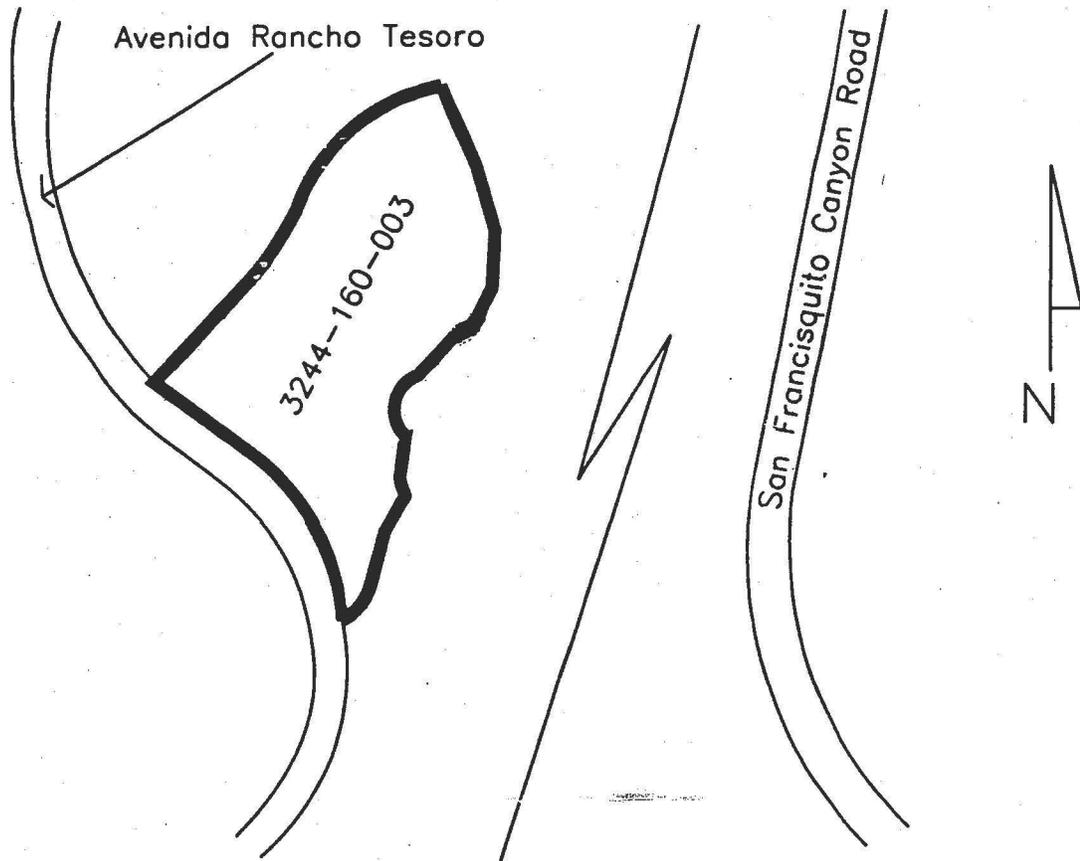
Exhibit B

CFD Boundary Map

SHEET 1 OF 1

AMENDED BOUNDARY MAP OF
WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 2004-1
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

CITY of Los Angeles
OCT 25 2004
Instrument Recorded
04-198028
Original
Produced by
LBS AR-115 COUNTY OF LOS ANGELES RECORDER/COUNTY CLERK



This map amends the proposed boundary map for William S. Hart Union High School District Community Facilities District No. 2004-1, County of Los Angeles, State of California, prior recorded at Book 190 of Maps and Assessment and Community Facilities Districts at Page 23-24, as Instrument No. 04-198028, on July 30, 2004 in the office of the County Recorder for the County of Los Angeles, State of California

(1) Filed in the office of the Secretary of the Board of Trustees of the William S. Hart Union High School District this 20th day of October, 2004.

Devin V. Kinn
Clerk of the Board of Trustees

(2) I hereby certify that the within map showing the proposed boundaries of Community Facilities District No. 2004-1 of the William S. Hart Union High School District, County of Los Angeles, State of California, was approved by the Board of Trustees of the William S. Hart Union High School District at a meeting thereof, held on this 20th day of October, 2004, by its Resolution No. 04-05-28.

Devin V. Kinn
Clerk of the Board of Trustees

(3) Filed this ___ day of _____, 20___ at the hour of ___ o'clock __m, in Book ___ of Maps of Assessment and Community Facilities Districts at Page ___ and as Instrument No. _____, in the office of the County Recorder in the County of Los Angeles, State of California.

County Recorder of the County of Los Angeles

LEGEND

Proposed Boundaries of Community Facilities District No. 2004-1

nnnn-nnn-nnn Los Angeles County Assessor's Parcel Number

Reference is hereby made to the Assessor maps of the County of Los Angeles for an exact description of the lines and dimensions of each lot and parcel.

PREPARED BY
DAVID TAUSSIG & ASSOCIATES, INC.

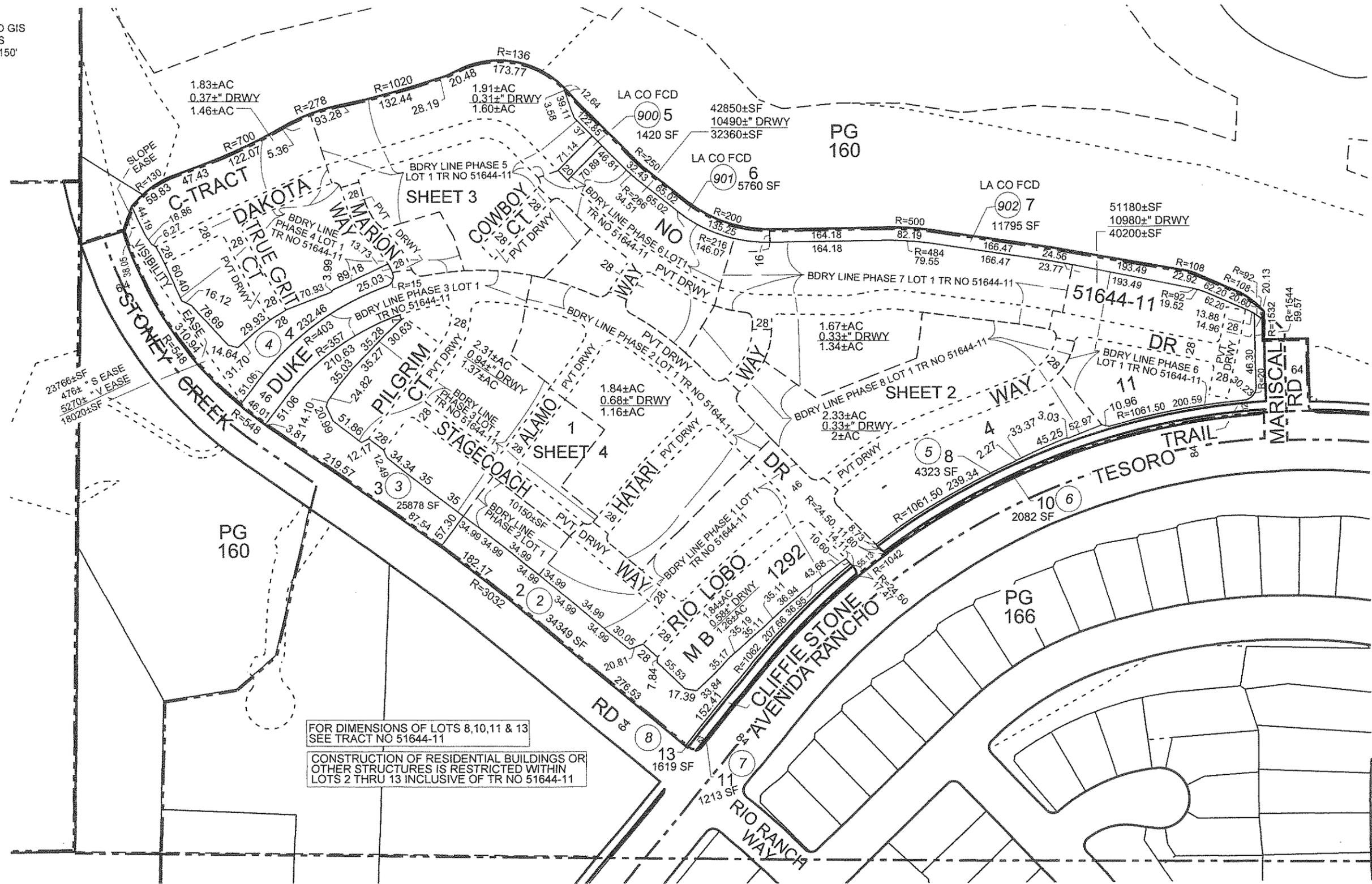
Exhibit C

Assessor's Parcel Maps

2013

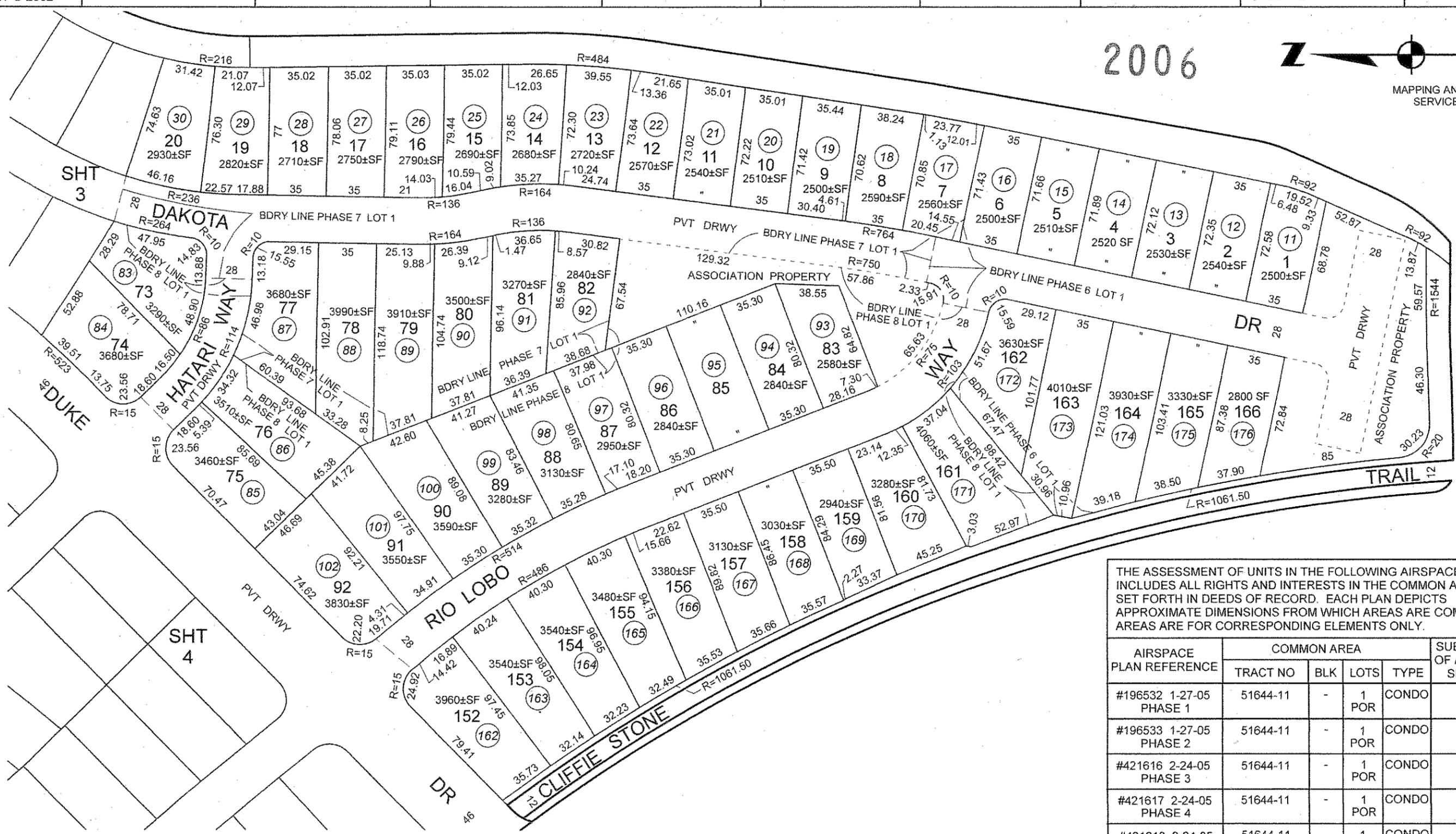


MAPPING AND GIS
SERVICES
SCALE 1" = 150'



FOR DIMENSIONS OF LOTS 8,10,11 & 13
SEE TRACT NO 51644-11

CONSTRUCTION OF RESIDENTIAL BUILDINGS OR
OTHER STRUCTURES IS RESTRICTED WITHIN
LOTS 2 THRU 13 INCLUSIVE OF TR NO 51644-11



2006



**SUBDIVISION OF AIRSPACE
 CONDOMINIUM TRACT NO 51644-11**
 FOR COMMON AREA SEE SHEET 1
 DIAGRAMMATICS DEPICT THE LAND FOOTPRINTS OF EACH PARCEL
 AND DO NOT SHOW ALL ELEVATIONS AND APPURTENANCES

THE ASSESSMENT OF UNITS IN THE FOLLOWING AIRSPACE PLANS, INCLUDES ALL RIGHTS AND INTERESTS IN THE COMMON AREAS AS SET FORTH IN DEEDS OF RECORD. EACH PLAN DEPICTS APPROXIMATE DIMENSIONS FROM WHICH AREAS ARE COMPUTED. AREAS ARE FOR CORRESPONDING ELEMENTS ONLY.

AIRSPACE PLAN REFERENCE	COMMON AREA				SUBDIVISION OF AIRSPACE SHEET(S)
	TRACT NO	BLK	LOTS	TYPE	
#196532 1-27-05 PHASE 1	51644-11	-	1 POR	CONDO	4
#196533 1-27-05 PHASE 2	51644-11	-	1 POR	CONDO	4
#421616 2-24-05 PHASE 3	51644-11	-	1 POR	CONDO	4
#421617 2-24-05 PHASE 4	51644-11	-	1 POR	CONDO	3
#421618 2-24-05 PHASE 5	51644-11	-	1 POR	CONDO	3
#421619 2-24-05 PHASE 6	51644-11	-	1 POR	CONDO	2 & 3
#421620 2-24-05 PHASE 7	51644-11	-	1 POR	CONDO	2
#421621 2-24-05 PHASE 8	51644-11	-	1 POR	CONDO	2

2006



**SUBDIVISION OF AIRSPACE
CONDOMINIUM TRACT NO 51644-11**

FOR COMMON AREA SEE SHEET 1
DIAGRAMMATICS DEPICT THE LAND FOOTPRINTS OF EACH PARCEL
AND DO NOT SHOW ALL ELEVATIONS AND APPURTENANCES

Exhibit D

Series 2015 Special Tax Refunding Bonds Debt Service Schedule

**William S. Hart Union High School District
Community Facilities District No. 2004-1
Series 2015 Special Tax Refunding Bonds
Debt Service Schedule**

Bond Year	Series 2015 Special Tax Refunding Bonds		
	Principal	Interest	Debt Service
2015	\$100,000.00	\$87,117.33	\$187,117.33
2016	\$150,000.00	\$165,712.50	\$315,712.50
2017	\$160,000.00	\$162,712.50	\$322,712.50
2018	\$170,000.00	\$159,512.50	\$329,512.50
2019	\$185,000.00	\$156,112.50	\$341,112.50
2020	\$190,000.00	\$152,412.50	\$342,412.50
2021	\$205,000.00	\$148,612.50	\$353,612.50
2022	\$215,000.00	\$144,000.00	\$359,000.00
2023	\$225,000.00	\$137,550.00	\$362,550.00
2024	\$240,000.00	\$131,925.00	\$371,925.00
2025	\$255,000.00	\$125,325.00	\$380,325.00
2026	\$265,000.00	\$118,312.50	\$383,312.50
2027	\$285,000.00	\$110,362.50	\$395,362.50
2028	\$300,000.00	\$101,100.00	\$401,100.00
2029	\$320,000.00	\$91,350.00	\$411,350.00
2030	\$340,000.00	\$80,950.00	\$420,950.00
2031	\$360,000.00	\$69,900.00	\$429,900.00
2032	\$380,000.00	\$57,750.00	\$437,750.00
2033	\$400,000.00	\$44,450.00	\$444,450.00
2034	\$425,000.00	\$30,450.00	\$455,450.00
2035	\$445,000.00	\$15,575.00	\$460,575.00
Total	\$5,615,000.00	\$2,291,192.33	\$7,906,192.33

Exhibit E

Delinquent Annual Special Tax Report



Fixed Charge Special Assessment Delinquency Report

Second Installment Report for Fiscal Year 2019/2020

William S. Hart Union High School District Community Facilities District No. 2004-1



Summary

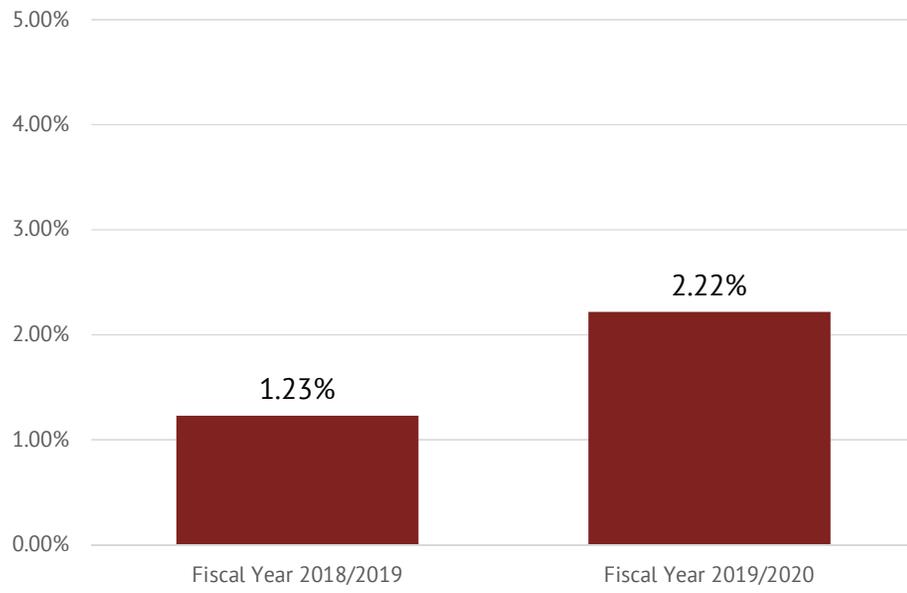
Second Installment

Total Taxes Due April 10, 2020	\$473,107.70
Amount Paid	\$462,619.27
Amount Remaining to be Collected	\$10,488.43
Number of Parcels Delinquent	9
Delinquency Rate	2.22%

Foreclosure

CFD Subject to Foreclosure Covenant:	Yes
Foreclosure Determination Date 1st Installment	March 1st
Foreclosure Determination Date 2nd Installment	July 1st
Foreclosure Notification Date 1st Installment	April 15th
Foreclosure Notification Date 2nd Installment	August 15th
Foreclosure Commencement Date 1st Installment	September 29th
Foreclosure Commencement Date 2nd Installment	September 29th

Second Installment Delinquency Rate Comparison



Foreclosure Qualification

Individual Parcel Delinquency	N/A
Individual Owners Multiple Parcels Delinquency	N/A
Individual Parcels Semi-Annual Installments	5
Aggregate Delinquency Rate	5.00%

Parcels Qualifying for Foreclosure

Parcels Exceeding Individual Foreclosure Threshold	0
Parcels Exceeding CFD Aggregate	0

Pursuant to the Foreclosure Covenant in the Fiscal Agent Agreement there is no requirement to initiate Foreclosure Proceedings for aggregate delinquencies if Special Taxes collected do not create a draw on the Reserve Fund that would bring it below the Reserve Requirement.



Fixed Charge Special Assessment Delinquency Report

Second Installment Report for Fiscal Year 2019/2020

William S. Hart Union High School District Community Facilities District No. 2004-1



Historical Delinquency Summary

Fiscal Year	Subject Fiscal Year					April 10, 2020	
	Aggregate Special Tax	Parcels Delinquent	Amount Collected	Amount Delinquent	Delinquency Rate	Remaining Amount Delinquent	Remaining Delinquency Rate
2014/2015	\$428,508.58	3	\$420,849.28	\$7,659.30	1.79%	\$0.00	0.00%
2015/2016	437,078.76	3	429,100.26	7,978.50	1.83%	0.00	0.00%
2016/2017	445,820.84	6	433,676.59	12,144.25	2.72%	0.00	0.00%
2017/2018	454,737.36	3	449,271.73	5,465.63	1.20%	0.00	0.00%
2018/2019	463,831.14	2	460,971.94	2,859.20	0.62%	0.00	0.00%
2019/2020 ^[1]	473,107.70	9	462,619.27	10,488.43	2.22%	10,488.43	2.22%

[1] Delinquency data as of April 10, 2020.

Historical Delinquency Rate

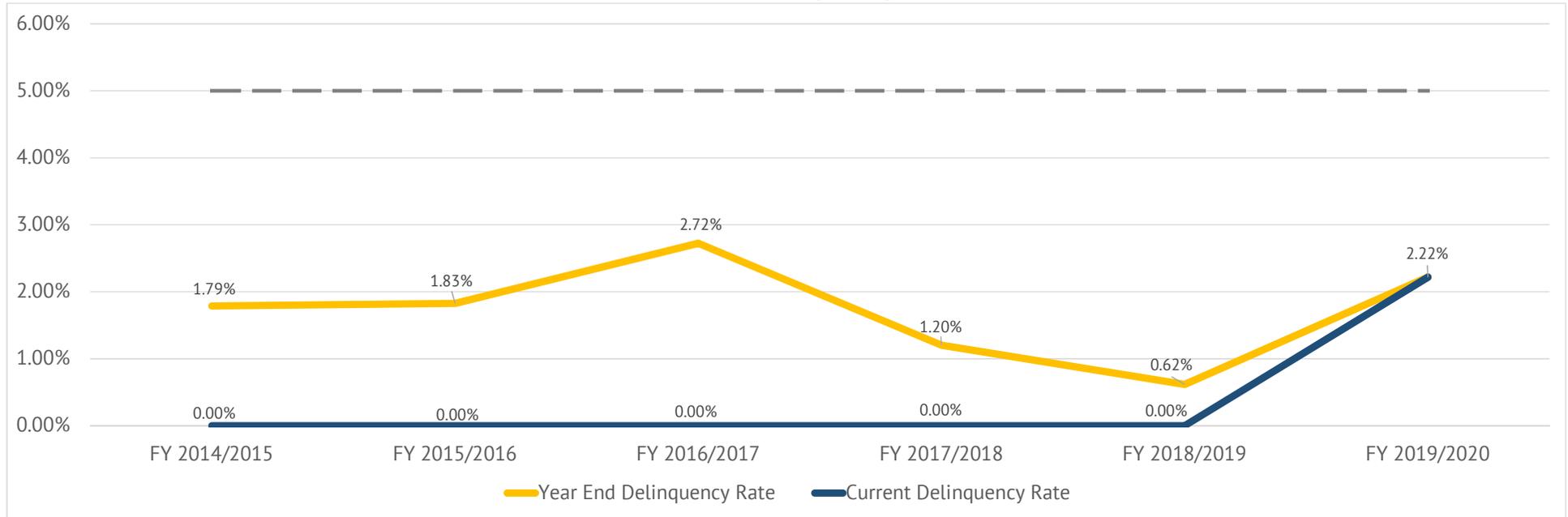


Exhibit F

Summary of Transactions for Fiscal Agent Accounts

Funding Activity Report William S. Hart U.H.S.D.

From 07/01/2019 Up To 06/30/2020, CFD No. 2004-1 (Ser. 2015 Special Tax Ref. Bonds)

DATE	INTEREST	DEPOSIT	TRANSFER IN	TRANSFER OUT	DISBURSEMENT	BALANCE	PAYEE	REFERENCE	DESCRIPTION
------	----------	---------	-------------	--------------	--------------	---------	-------	-----------	-------------

CFD No. 2004-1 (Ser. 2015 Special Tax Ref. Bonds)

Administration Expense Fund (5122500I)									
07/01/2019	0.00	66,477.47	0.00	0.00	0.00	66,477.47			Beginning Balance
07/01/2019	106.06					66,583.53		Interest	Interest From 06/01/2019 To 06/30/2019
07/18/2019					(1,800.00)	64,783.53	Cooperative Strategies	Req # 93 Invoice	Prof Consult Svcs
08/01/2019	105.77					64,889.30		Interest	Interest From 07/01/2019 To 07/31/2019
09/03/2019	93.69					64,982.99		Interest	Interest From 08/01/2019 To 08/31/2019
10/01/2019	88.49					65,071.48		Interest	Interest From 09/01/2019 To 09/30/2019
11/01/2019	78.01					65,149.49		Interest	Interest From 10/01/2019 To 10/31/2019
11/01/2019					(1,800.00)	63,349.49	Cooperative Strategies	Req # 94 Invoice	Prof Consult Svcs
12/02/2019	64.30					63,413.79		Interest	Interest From 11/01/2019 To 11/30/2019
12/27/2019					(1,950.00)	61,463.79	Zions First National Bank	Req No. 95 Date	Prof Consult Svcs
12/30/2019	0.72					61,464.51		Investment Earni	TPFXX : Invesco Stit Treasury PTF PRV TPFXX Capital G
01/02/2020	63.99					61,528.50		Interest	Interest From 12/01/2019 To 12/31/2019
02/03/2020	61.26					61,589.76		Interest	Interest From 01/01/2020 To 01/31/2020
02/04/2020					(1,800.00)	59,789.76	Cooperative Strategies	Req # 96 Invoice	Prof Consult Svcs
02/28/2020			20,591.79			80,381.55		Transfer In	Funds from 5122500A per Sec 3.03 of FA Agreement
03/02/2020	57.78					80,439.33		Interest	Interest From 02/01/2020 To 02/29/2020
04/01/2020	35.29					80,474.62		Interest	Interest From 03/01/2020 To 03/31/2020
05/01/2020	0.65					80,475.27		Interest	Interest From 04/01/2020 To 04/30/2020
06/01/2020	0.68					80,475.95		Interest	Interest From 05/01/2020 To 05/31/2020
06/17/2020					(1,800.00)	78,675.95	Cooperative Strategies	Req # 97 Invoice	Prof Consult Svcs
06/17/2020					(600.00)	78,075.95	Cooperative Strategies	Req # 98 Invoice	Prof Consult Svcs
06/22/2020					(1,950.00)	76,125.95	Zions First National Bank	Fiscal Agent Serv	Prof Consult Svcs
Subtotal	756.69	66,477.47	20,591.79	0.00	(11,700.00)	76,125.95		Subaccount	Administration Expense Fund (5122500I)

Interest Account (5122500B)									
07/01/2019	0.00	0.02	0.00	0.00	0.00	0.02			Beginning Balance
08/29/2019			4,348.98			4,349.00		Transfer In	Excess reserves from 5122500D per Sec 3.07 of FA Agree
08/30/2019			73,707.25			78,056.25		Transfer In	Funds from 5122500A for debt service payable 9-1-19
09/03/2019	7.46					78,063.71		Interest	Interest From 08/01/2019 To 08/31/2019
09/03/2019					(78,056.25)	7.46	Cede & Co	Interest Paid to B	Debt Service Interest
10/01/2019	7.27					14.73		Interest	Interest From 09/01/2019 To 09/30/2019
11/01/2019	0.02					14.75		Interest	Interest From 10/01/2019 To 10/31/2019
12/02/2019	0.01					14.76		Interest	Interest From 11/01/2019 To 11/30/2019
01/02/2020	0.01					14.77		Interest	Interest From 12/01/2019 To 12/31/2019
02/03/2020	0.01					14.78		Interest	Interest From 01/01/2020 To 01/31/2020
02/27/2020			6,405.59			6,420.37		Transfer In	Excess reserves from 5122500D per Sec 3.07 of FA Agree
02/28/2020			69,785.88			76,206.25		Transfer In	Funds from 5122500A for debt service payable 3-1-20
03/02/2020	5.11					76,211.36		Interest	Interest From 02/01/2020 To 02/29/2020
03/02/2020					(76,206.25)	5.11	Cede & Co	Interest Paid to B	Debt Service Payment

Funding Activity Report William S. Hart U.H.S.D.

From 07/01/2019 Up To 06/30/2020, CFD No. 2004-1 (Ser. 2015 Special Tax Ref. Bonds)

DATE	INTEREST	DEPOSIT	TRANSFER IN	TRANSFER OUT	DISBURSEMENT	BALANCE	PAYEE	REFERENCE	DESCRIPTION
------	----------	---------	-------------	--------------	--------------	---------	-------	-----------	-------------

CFD No. 2004-1 (Ser. 2015 Special Tax Ref. Bonds)

Interest Account (5122500B)									
04/01/2020	2.45					7.56		Interest	Interest From 03/01/2020 To 03/31/2020
Subtotal	22.34	0.02	154,247.70	0.00	(154,262.50)	7.56		Subaccount	Interest Fund (5122500B)

Principal Account (5122500C)									
07/01/2019	0.00	29.58	0.00	0.00	0.00	29.58			Beginning Balance
07/01/2019	0.05					29.63		Interest	Interest From 06/01/2019 To 06/30/2019
08/01/2019	0.05					29.68		Interest	Interest From 07/01/2019 To 07/31/2019
08/30/2019			184,970.37			185,000.05		Transfer In	Funds from 5122500A for debt service payable 9-1-19
09/03/2019	17.25					185,017.30		Interest	Interest From 08/01/2019 To 08/31/2019
09/03/2019					(185,000.00)	17.30	Cede & Co	Principal Called/	Debt Service Payment
10/01/2019	17.23					34.53		Interest	Interest From 09/01/2019 To 09/30/2019
11/01/2019	0.04					34.57		Interest	Interest From 10/01/2019 To 10/31/2019
12/02/2019	0.04					34.61		Interest	Interest From 11/01/2019 To 11/30/2019
01/02/2020	0.04					34.65		Interest	Interest From 12/01/2019 To 12/31/2019
02/03/2020	0.03					34.68		Interest	Interest From 01/01/2020 To 01/31/2020
03/02/2020	0.03					34.71		Interest	Interest From 02/01/2020 To 02/29/2020
04/01/2020	0.02					34.73		Interest	Interest From 03/01/2020 To 03/31/2020
Subtotal	34.78	29.58	184,970.37	0.00	(185,000.00)	34.73		Subaccount	Principal Fund (5122500C)

Reserve Fund (5122500D)									
07/01/2019	0.00	465,056.52	0.00	0.00	0.00	465,056.52			Beginning Balance
07/01/2019	6.93					465,063.45		Interest	Interest From 06/01/2019 To 06/30/2019
08/01/2019	6.99					465,070.44		Interest	Interest From 07/01/2019 To 07/31/2019
08/09/2019	2,285.53					467,355.97		Investment Earni	89233HV92 : Toyota Mtr Cr Corp
08/29/2019				(4,348.98)		463,006.99		Transfer Out	Transfer of Excess reserves per Sec 3.07 of FA Agreement
09/03/2019	252.78					463,259.77		Interest	Interest From 08/01/2019 To 08/31/2019
10/01/2019	121.23					463,381.00		Interest	Interest From 09/01/2019 To 09/30/2019
10/29/2019	1,923.49					465,304.49		Investment Earni	084601KU6 : Berkshire Bk/Pittsfie
11/01/2019	3.82					465,308.31		Interest	Interest From 10/01/2019 To 10/31/2019
12/02/2019	5.01					465,313.32		Interest	Interest From 11/01/2019 To 11/30/2019
12/30/2019	0.06					465,313.38		Investment Earni	TPFXX : Invesco Stit Treasury PTF PRV TPFXX Capital G
01/02/2020	5.01					465,318.39		Interest	Interest From 12/01/2019 To 12/31/2019
01/28/2020	1,627.48					466,945.87		Investment Earni	71708EAU9 : Pfizer Inc
02/03/2020	34.72					466,980.59		Interest	Interest From 01/01/2020 To 01/31/2020
02/27/2020				(6,405.59)		460,575.00		Transfer Out	Transfer of Excess reserves per Sec 3.07 of FA Agreement
03/02/2020	222.46					460,797.46		Interest	Interest From 02/01/2020 To 02/29/2020
04/01/2020	101.13					460,898.59		Interest	Interest From 03/01/2020 To 03/31/2020
05/01/2020	1.07					460,899.66		Interest	Interest From 04/01/2020 To 04/30/2020
06/01/2020	1.35					460,901.01		Interest	Interest From 05/01/2020 To 05/31/2020

Funding Activity Report William S. Hart U.H.S.D.

From 07/01/2019 Up To 06/30/2020, CFD No. 2004-1 (Ser. 2015 Special Tax Ref. Bonds)

DATE	INTEREST	DEPOSIT	TRANSFER IN	TRANSFER OUT	DISBURSEMENT	BALANCE	PAYEE	REFERENCE	DESCRIPTION
------	----------	---------	-------------	--------------	--------------	---------	-------	-----------	-------------

CFD No. 2004-1 (Ser. 2015 Special Tax Ref. Bonds)

Reserve Fund (5122500D)									
06/03/2020	2,483.05					463,384.06		Investment Earni	State Bk India Chicago IL
Subtotal	9,082.11	465,056.52	0.00	(10,754.57)	0.00	463,384.06		Subaccount	Reserve Fund (5122500D)

Residual Fund (5122500S)									
07/01/2019	0.00	2,219.98	0.00	0.00	0.00	2,219.98			Beginning Balance
07/01/2019	3.54					2,223.52		Interest	Interest From 06/01/2019 To 06/30/2019
08/01/2019	3.58					2,227.10		Interest	Interest From 07/01/2019 To 07/31/2019
09/03/2019	3.22					2,230.32		Interest	Interest From 08/01/2019 To 08/31/2019
09/24/2019			154,822.05			157,052.37		Transfer In	Funds from 5122500A per District directives dtd 9-23-20
09/24/2019				(157,052.37)		0.00		Transfer Out	Transfer of Funds per District directives dtd 9-23-19
10/01/2019	2.40					2.40		Interest	Interest From 09/01/2019 To 09/30/2019
Subtotal	12.74	2,219.98	154,822.05	(157,052.37)	0.00	2.40		Subaccount	Residual Fund (5122500S)

Special Tax Fund (5122500A)									
07/01/2019	0.00	411,848.26	0.00	0.00	0.00	411,848.26			Beginning Balance
07/01/2019	416.42					412,264.68		Interest	Interest From 06/01/2019 To 06/30/2019
08/01/2019	662.86					412,927.54		Interest	Interest From 07/01/2019 To 07/31/2019
08/30/2019				(73,707.25)		339,220.29		Transfer Out	Transfer of Funds for debt service payable 9-1-19
08/30/2019				(184,970.37)		154,249.92		Transfer Out	Transfer of Funds for debt service payable 9-1-19
09/03/2019	572.13					154,822.05		Interest	Interest From 08/01/2019 To 08/31/2019
09/24/2019				(154,822.05)		0.00		Transfer Out	Transfer of Funds per District directives dtd 9-23-19
10/01/2019	166.62					166.62		Interest	Interest From 09/01/2019 To 09/30/2019
11/01/2019	0.20					166.82		Interest	Interest From 10/01/2019 To 10/31/2019
12/02/2019	0.17					166.99		Interest	Interest From 11/01/2019 To 11/30/2019
01/02/2020	0.17					167.16		Interest	Interest From 12/01/2019 To 12/31/2019
02/03/2020	0.17					167.33		Interest	Interest From 01/01/2020 To 01/31/2020
02/12/2020		200,000.00				200,167.33		Deposit	Special Tax Deposit
02/28/2020				(69,785.88)		130,381.45		Transfer Out	Transfer of Funds for debt service payable 3-1-20
02/28/2020				(20,591.79)		109,789.66		Transfer Out	Transfer of Funds per Sec 3.03 of FA Agreement
03/02/2020	110.90					109,900.56		Interest	Interest From 02/01/2020 To 02/29/2020
04/01/2020	48.22					109,948.78		Interest	Interest From 03/01/2020 To 03/31/2020
05/01/2020	0.89					109,949.67		Interest	Interest From 04/01/2020 To 04/30/2020
06/01/2020	0.92					109,950.59		Interest	Interest From 05/01/2020 To 05/31/2020
Subtotal	1,979.67	611,848.26	0.00	(503,877.34)	0.00	109,950.59		Subaccount	Special Tax (5122500A)

Subtotal	11,888.33	1,145,631.83	514,631.91	(671,684.28)	(350,962.50)	649,505.29		Financing	CFD No. 2004-1 (Ser. 2015 Special Tax Ref. Bonds)
-----------------	------------------	---------------------	-------------------	---------------------	---------------------	-------------------	--	------------------	--

Funding Activity Report William S. Hart U.H.S.D.

From 07/01/2019 Up To 06/30/2020, CFD No. 2004-1 (Ser. 2015 Special Tax Ref. Bonds)

DATE	INTEREST	DEPOSIT	TRANSFER IN	TRANSFER OUT	DISBURSEMENT	BALANCE	PAYEE	REFERENCE	DESCRIPTION
------	----------	---------	-------------	--------------	--------------	---------	-------	-----------	-------------

Grand Totals for Selected Financing/Subaccounts

Total	11,888.33	1,145,631.83	514,631.91	(671,684.28)	(350,962.50)	649,505.29		Grand Total	For Selected Projects
-------	-----------	--------------	------------	--------------	--------------	------------	--	-------------	-----------------------

Exhibit G

Annual Special Tax Roll for Fiscal Year 2020/2021

William S. Hart Union School District
Community Facilities District No. 2004-1
Fiscal Year 2020/2021 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
51644-11	2	3244-195-002	\$0.00	\$0.00
51644-11	3	3244-195-003	\$0.00	\$0.00
51644-11	4	3244-195-004	\$0.00	\$0.00
51644-11	8	3244-195-005	\$0.00	\$0.00
51644-11	10	3244-195-006	\$0.00	\$0.00
51644-11	11	3244-195-007	\$0.00	\$0.00
51644-11	13	3244-195-008	\$0.00	\$0.00
51644-11	1	3244-195-011	\$2,859.47	\$2,859.46
51644-11	2	3244-195-012	\$3,084.97	\$3,084.96
51644-11	3	3244-195-013	\$2,791.44	\$2,791.42
51644-11	4	3244-195-014	\$2,859.47	\$2,859.46
51644-11	5	3244-195-015	\$2,791.44	\$2,791.42
51644-11	6	3244-195-016	\$3,084.97	\$3,084.96
51644-11	7	3244-195-017	\$2,859.47	\$2,859.46
51644-11	8	3244-195-018	\$2,791.44	\$2,791.42
51644-11	9	3244-195-019	\$3,084.97	\$3,084.96
51644-11	10	3244-195-020	\$2,859.47	\$2,859.46
51644-11	11	3244-195-021	\$3,084.97	\$3,084.96
51644-11	12	3244-195-022	\$2,791.44	\$2,791.42
51644-11	13	3244-195-023	\$2,974.72	\$2,974.70
51644-11	14	3244-195-024	\$2,974.72	\$2,974.70
51644-11	15	3244-195-025	\$3,084.97	\$3,084.96
51644-11	16	3244-195-026	\$2,791.44	\$2,791.42
51644-11	17	3244-195-027	\$3,084.97	\$3,084.96
51644-11	18	3244-195-028	\$2,974.72	\$2,974.70
51644-11	19	3244-195-029	\$3,084.97	\$3,084.96
51644-11	20	3244-195-030	\$2,791.44	\$2,791.42
51644-11	21	3244-195-031	\$2,859.47	\$2,859.46
51644-11	22	3244-195-032	\$2,791.44	\$2,791.42
51644-11	23	3244-195-033	\$2,791.44	\$2,791.42
51644-11	24	3244-195-034	\$2,791.44	\$2,791.42
51644-11	25	3244-195-035	\$2,859.47	\$2,859.46
51644-11	26	3244-195-036	\$2,791.44	\$2,791.42
51644-11	27	3244-195-037	\$2,974.72	\$2,974.70
51644-11	28	3244-195-038	\$2,974.72	\$2,974.70
51644-11	29	3244-195-039	\$2,859.47	\$2,859.46
51644-11	30	3244-195-040	\$2,974.72	\$2,974.70
51644-11	31	3244-195-041	\$2,859.47	\$2,859.46
51644-11	32	3244-195-042	\$2,791.44	\$2,791.42
51644-11	33	3244-195-043	\$2,974.72	\$2,974.70
51644-11	34	3244-195-044	\$2,791.44	\$2,791.42
51644-11	35	3244-195-045	\$2,859.47	\$2,859.46
51644-11	36	3244-195-046	\$2,791.44	\$2,791.42
51644-11	37	3244-195-047	\$2,859.47	\$2,859.46
51644-11	38	3244-195-048	\$2,974.72	\$2,974.70
51644-11	39	3244-195-049	\$2,974.72	\$2,974.70
51644-11	40	3244-195-050	\$2,791.44	\$2,791.42
51644-11	41	3244-195-051	\$3,084.97	\$3,084.96
51644-11	42	3244-195-052	\$2,859.47	\$2,859.46
51644-11	43	3244-195-053	\$2,974.72	\$2,974.70
51644-11	44	3244-195-054	\$2,791.44	\$2,791.42
51644-11	45	3244-195-055	\$2,974.72	\$2,974.70

William S. Hart Union School District
Community Facilities District No. 2004-1
Fiscal Year 2020/2021 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
51644-11	46	3244-195-056	\$2,859.47	\$2,859.46
51644-11	47	3244-195-057	\$2,974.72	\$2,974.70
51644-11	48	3244-195-058	\$2,974.72	\$2,974.70
51644-11	49	3244-195-059	\$2,974.72	\$2,974.70
51644-11	50	3244-195-060	\$3,084.97	\$3,084.96
51644-11	51	3244-195-061	\$2,791.44	\$2,791.42
51644-11	52	3244-195-062	\$3,084.97	\$3,084.96
51644-11	53	3244-195-063	\$2,791.44	\$2,791.42
51644-11	54	3244-195-064	\$3,084.97	\$3,084.96
51644-11	55	3244-195-065	\$2,974.72	\$2,974.70
51644-11	56	3244-195-066	\$2,791.44	\$2,791.42
51644-11	57	3244-195-067	\$2,791.44	\$2,791.42
51644-11	58	3244-195-068	\$2,974.72	\$2,974.70
51644-11	59	3244-195-069	\$3,084.97	\$3,084.96
51644-11	60	3244-195-070	\$2,859.47	\$2,859.46
51644-11	61	3244-195-071	\$2,791.44	\$2,791.42
51644-11	62	3244-195-072	\$2,791.44	\$2,791.42
51644-11	63	3244-195-073	\$2,859.47	\$2,859.46
51644-11	64	3244-195-074	\$2,791.44	\$2,791.42
51644-11	65	3244-195-075	\$2,974.72	\$2,974.70
51644-11	66	3244-195-076	\$2,791.44	\$2,791.42
51644-11	67	3244-195-077	\$2,859.47	\$2,859.46
51644-11	68	3244-195-078	\$2,791.44	\$2,791.42
51644-11	69	3244-195-079	\$2,791.44	\$2,791.42
51644-11	70	3244-195-080	\$2,791.44	\$2,791.42
51644-11	71	3244-195-081	\$2,791.44	\$2,791.42
51644-11	72	3244-195-082	\$2,791.44	\$2,791.42
51644-11	73	3244-195-083	\$2,791.44	\$2,791.42
51644-11	74	3244-195-084	\$2,974.72	\$2,974.70
51644-11	75	3244-195-085	\$2,974.72	\$2,974.70
51644-11	76	3244-195-086	\$2,859.47	\$2,859.46
51644-11	77	3244-195-087	\$2,974.72	\$2,974.70
51644-11	78	3244-195-088	\$2,974.72	\$2,974.70
51644-11	79	3244-195-089	\$2,791.44	\$2,791.42
51644-11	80	3244-195-090	\$2,791.44	\$2,791.42
51644-11	81	3244-195-091	\$2,859.47	\$2,859.46
51644-11	82	3244-195-092	\$2,791.44	\$2,791.42
51644-11	83	3244-195-093	\$2,791.44	\$2,791.42
51644-11	84	3244-195-094	\$2,974.72	\$2,974.70
51644-11	85	3244-195-095	\$2,791.44	\$2,791.42
51644-11	86	3244-195-096	\$2,791.44	\$2,791.42
51644-11	87	3244-195-097	\$2,974.72	\$2,974.70
51644-11	88	3244-195-098	\$2,791.44	\$2,791.42
51644-11	89	3244-195-099	\$2,791.44	\$2,791.42
51644-11	90	3244-195-100	\$2,974.72	\$2,974.70
51644-11	91	3244-195-101	\$2,974.72	\$2,974.70
51644-11	92	3244-195-102	\$2,859.47	\$2,859.46
51644-11	93	3244-195-103	\$2,974.72	\$2,974.70
51644-11	94	3244-195-104	\$2,791.44	\$2,791.42
51644-11	95	3244-195-105	\$2,974.72	\$2,974.70
51644-11	96	3244-195-106	\$2,791.44	\$2,791.42
51644-11	97	3244-195-107	\$2,974.72	\$2,974.70

William S. Hart Union School District
Community Facilities District No. 2004-1
Fiscal Year 2020/2021 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
51644-11	98	3244-195-108	\$2,974.72	\$2,974.70
51644-11	99	3244-195-109	\$2,974.72	\$2,974.70
51644-11	100	3244-195-110	\$2,791.44	\$2,791.42
51644-11	101	3244-195-111	\$2,974.72	\$2,974.70
51644-11	102	3244-195-112	\$2,974.72	\$2,974.70
51644-11	103	3244-195-113	\$2,859.47	\$2,859.46
51644-11	104	3244-195-114	\$2,974.72	\$2,974.70
51644-11	105	3244-195-115	\$2,974.72	\$2,974.70
51644-11	106	3244-195-116	\$2,974.72	\$2,974.70
51644-11	107	3244-195-117	\$2,974.72	\$2,974.70
51644-11	108	3244-195-118	\$2,791.44	\$2,791.42
51644-11	109	3244-195-119	\$2,791.44	\$2,791.42
51644-11	110	3244-195-120	\$2,791.44	\$2,791.42
51644-11	111	3244-195-121	\$2,974.72	\$2,974.70
51644-11	112	3244-195-122	\$3,084.97	\$3,084.96
51644-11	113	3244-195-123	\$2,974.72	\$2,974.70
51644-11	114	3244-195-124	\$3,084.97	\$3,084.96
51644-11	115	3244-195-125	\$2,974.72	\$2,974.70
51644-11	116	3244-195-126	\$2,791.44	\$2,791.42
51644-11	117	3244-195-127	\$3,084.97	\$3,084.96
51644-11	118	3244-195-128	\$2,974.72	\$2,974.70
51644-11	119	3244-195-129	\$2,791.44	\$2,791.42
51644-11	120	3244-195-130	\$2,791.44	\$2,791.42
51644-11	121	3244-195-131	\$2,791.44	\$2,791.42
51644-11	122	3244-195-132	\$2,974.72	\$2,974.70
51644-11	123	3244-195-133	\$2,791.44	\$2,791.42
51644-11	124	3244-195-134	\$2,974.72	\$2,974.70
51644-11	125	3244-195-135	\$3,084.97	\$3,084.96
51644-11	126	3244-195-136	\$2,791.44	\$2,791.42
51644-11	127	3244-195-137	\$2,859.47	\$2,859.46
51644-11	128	3244-195-138	\$3,084.97	\$3,084.96
51644-11	129	3244-195-139	\$2,791.44	\$2,791.42
51644-11	130	3244-195-140	\$2,974.72	\$2,974.70
51644-11	131	3244-195-141	\$2,974.72	\$2,974.70
51644-11	132	3244-195-142	\$3,084.97	\$3,084.96
51644-11	133	3244-195-143	\$2,974.72	\$2,974.70
51644-11	134	3244-195-144	\$3,084.97	\$3,084.96
51644-11	135	3244-195-145	\$2,974.72	\$2,974.70
51644-11	136	3244-195-146	\$2,974.72	\$2,974.70
51644-11	137	3244-195-147	\$2,791.44	\$2,791.42
51644-11	138	3244-195-148	\$2,859.47	\$2,859.46
51644-11	139	3244-195-149	\$3,084.97	\$3,084.96
51644-11	140	3244-195-150	\$2,791.44	\$2,791.42
51644-11	141	3244-195-151	\$3,084.97	\$3,084.96
51644-11	142	3244-195-152	\$2,974.72	\$2,974.70
51644-11	143	3244-195-153	\$2,791.44	\$2,791.42
51644-11	144	3244-195-154	\$2,974.72	\$2,974.70
51644-11	145	3244-195-155	\$2,791.44	\$2,791.42
51644-11	146	3244-195-156	\$2,974.72	\$2,974.70
51644-11	147	3244-195-157	\$2,974.72	\$2,974.70
51644-11	148	3244-195-158	\$2,791.44	\$2,791.42
51644-11	149	3244-195-159	\$2,974.72	\$2,974.70

William S. Hart Union School District
 Community Facilities District No. 2004-1
 Fiscal Year 2020/2021 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
51644-11	150	3244-195-160	\$2,791.44	\$2,791.42
51644-11	151	3244-195-161	\$2,974.72	\$2,974.70
51644-11	152	3244-195-162	\$3,084.97	\$3,084.96
51644-11	153	3244-195-163	\$2,791.44	\$2,791.42
51644-11	154	3244-195-164	\$2,974.72	\$2,974.70
51644-11	155	3244-195-165	\$2,974.72	\$2,974.70
51644-11	156	3244-195-166	\$2,859.47	\$2,859.46
51644-11	157	3244-195-167	\$2,974.72	\$2,974.70
51644-11	158	3244-195-168	\$2,859.47	\$2,859.46
51644-11	159	3244-195-169	\$2,791.44	\$2,791.42
51644-11	160	3244-195-170	\$2,974.72	\$2,974.70
51644-11	161	3244-195-171	\$3,084.97	\$3,084.96
51644-11	162	3244-195-172	\$2,859.47	\$2,859.46
51644-11	163	3244-195-173	\$2,791.44	\$2,791.42
51644-11	164	3244-195-174	\$2,859.47	\$2,859.46
51644-11	165	3244-195-175	\$3,084.97	\$3,084.96
51644-11	166	3244-195-176	\$2,791.44	\$2,791.42

Total Parcels	173
Total Taxable Parcels	166
Total Maximum Annual Special Tax	\$482,570.98
Total Assigned Special Tax	\$482,568.64